

61 Greenlaw Avenue

WISHAW, NORTH LANARKSHIRE, ML2 8QN



*EXCELLENT BUY TO LET OPPORTUNITY OR
SPACIOUS FAMILY HOME*



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McEwan Fraser Legal are delighted to present to the market this well-proportioned maisonette flat in the popular Coltness area of Wishaw. Offering spacious and flexible accommodation this property benefits from residents parking, double glazing and modern gas central heating.

The entrance hallway to this ground floor main door flat is bright and airy with laminate flooring and a new grey carpeted stairway to the upper accommodation. The ground floor comprises entrance hallway with access to large kitchen diner with fitted white base and wall units and plenty of modern black work-surface where any aspiring chef can prepare a tasty meal. Free-standing fridge freezer, tumble dryer and washing machine are complemented by a built-in hob and oven. There is ample room for the dining table in this room as well as a large larder cupboard. At the end of the hallway is the generous lounge area which is both bright and airy. This part of the accommodation offers flexibility for various furniture configurations and remains cosy despite its generous size.



the lounge





kitchen/diner





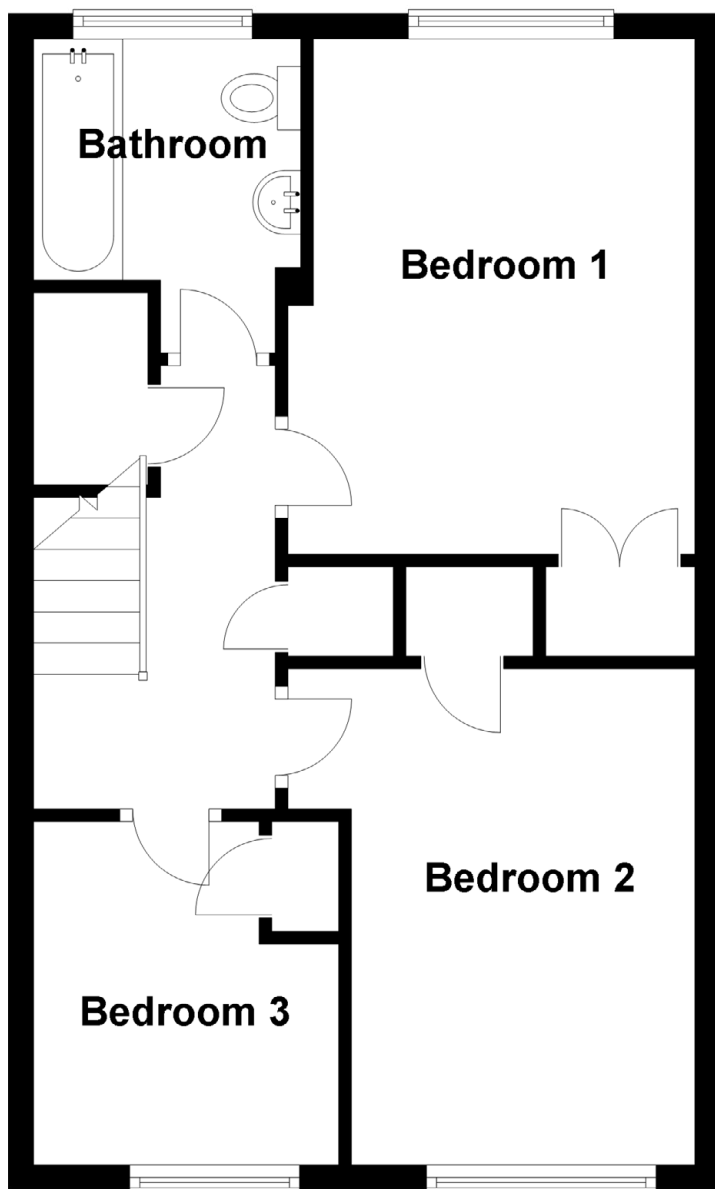
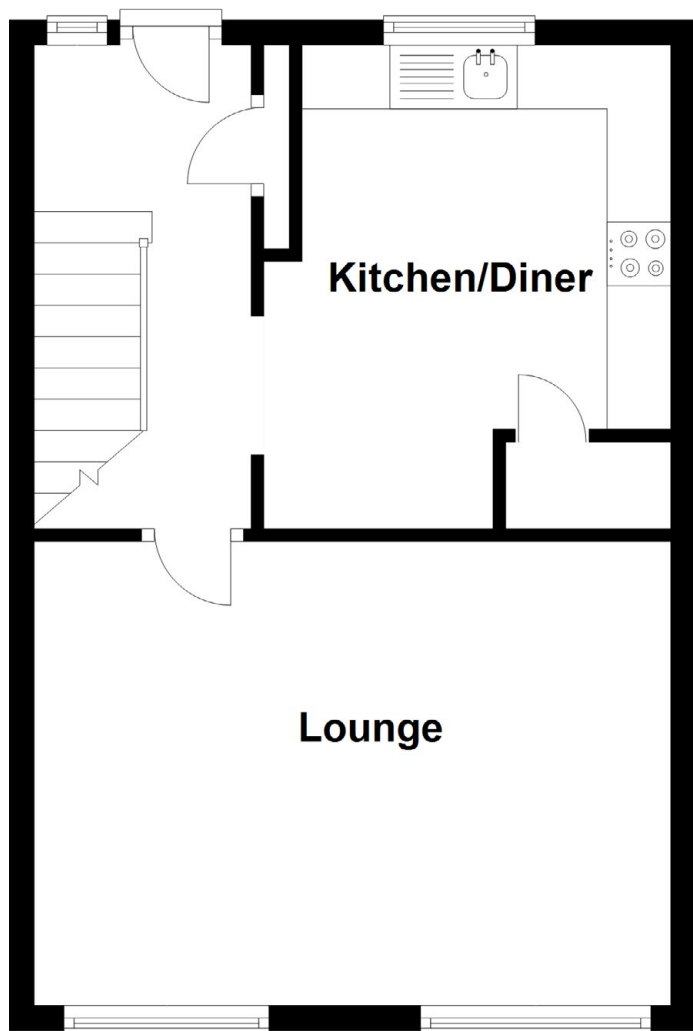
Upstairs there are 3 generous sized bathrooms with a modern family bathroom with large windows and a quality shower over bath. This blue carpeted upper hallway also benefits from 2 generous storage cupboards which are good for helping to keep the place clutter-free.

Early viewing is strongly recommended.

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the bedrooms



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.65m (12')
Kitchen/Diner	3.80m (12'6") x 3.20m (10'6")
Bedroom 1	4.05m (13'3") x 3.20m (10'6")
Bedroom 2	3.90m (12'10") x 3.20m (10'6")
Bedroom 3	2.80m (9'2") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 88m²

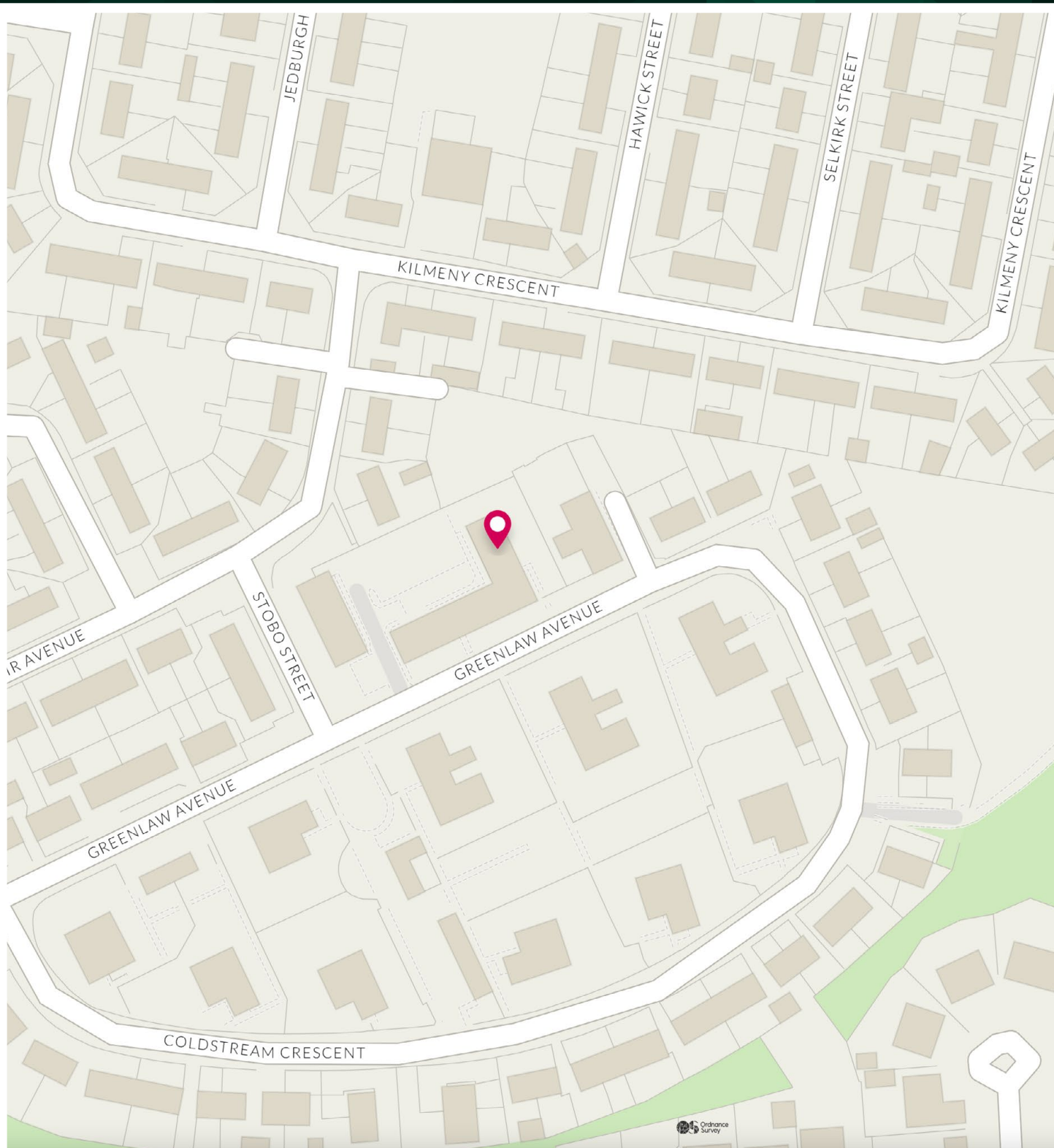
EPC Rating: C



The area of Wishaw sits on the outskirts of Glasgow with excellent bus links and Wishaw Train Station 1.9 miles away making travel to the city centre and beyond easy.

The property is well positioned within the Wishaw area; shopping facilities are available in the main street and Stewarton street where there is a wide and varied range of shops, bars, restaurants, banks and building societies further shopping facilities are available at the local Caledonian retail park; ample bus services are available to access other Lanarkshire areas; recreation facilities are found at Wishaw golf course and Wishaw sports and swimming centre; the property also has access to local schooling, Wishaw general hospital.

Drivers/Commuters also benefit from good road links to M74 motorway network making commuting to other centres throughout West and Central Scotland relatively easy.



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